003.0	0005	0025.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	960,000 / 960,000
					USE VALUE:	960,000 / 960,000
					ASSESSED:	960,000 / 960,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-44	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIBEIRO KENNETH A--TR
Owner 2:	KENNETH REALTY TRUST
Owner 3:	
Street 1:	8 MEMORY LANE
Street 2:	
Twn/City:	NORTH READING
St/Prov:	MA Cntry: Own Occ: N
Postal:	01864 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2508 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4976.000	499,500	5,100	455,400	960,000
Total Card	0.114	499,500	5,100	455,400	960,000
Total Parcel	0.114	499,500	5,100	455,400	960,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.78 /Parcel: 382.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 3524

GIS Ref

GIS Ref

Insp Date 08/31/17

!351!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0005-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	499,500	5100	4,976.	455,400	960,000		Year end	12/23/2021
2021	104	FV	477,000	5100	4,976.	455,400	937,500		Year End Roll	12/10/2020
2020	104	FV	477,000	5100	4,976.	455,400	937,500	937,500	Year End Roll	12/18/2019
2019	104	FV	371,000	5100	4,976.	483,900	860,000	860,000	Year End Roll	1/3/2019
2018	104	FV	371,000	5100	4,976.	353,000	729,100	729,100	Year End Roll	12/20/2017
2017	104	FV	326,400	5100	4,976.	307,400	638,900	638,900	Year End Roll	1/3/2017
2016	104	FV	326,400	5100	4,976.	261,900	593,400	593,400	Year End	1/4/2016
2015	104	FV	291,300	5100	4,976.	256,200	552,600	552,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:23:19

LAST REV

Date	Time
09/13/17	15:53:50
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 351

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18877-191		2/1/1988		1	No	No		F

USER DEFINED

Prior Id # 1:	3524
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2014	972	Re-Roof	11,000		8/14/2014			Strip and re-roof.
8/26/2009	799	Manual	1,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
1/31/2009	Meas/Inspect	345	PATRIOT
9/23/1999	Meas/Inspect	267	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4976		Sq. Ft.	Site		0	80.	1.14	1									455,423						455,400	

Total AC/HA:	0.11423	Total SF/SM:	4976	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	455,423	Spl Credit		Total:	455,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06866026
Const Adj.:	0.99534553
Adj $ / SQ:	191.464
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678734
Depreciation:	179186
Depreciated Total:	499548

COMMENTS

2FRPLs=NONFUNCTIONAL. SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

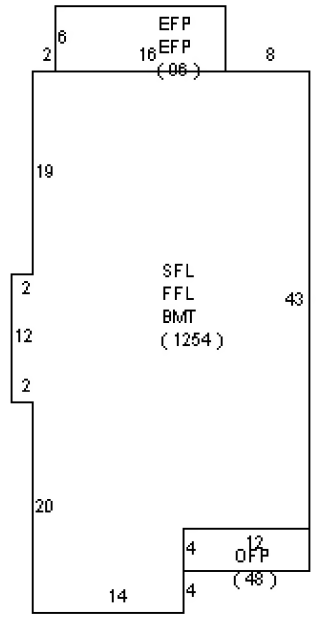
No Unit	RMS	BRS	FL
1	6	2	1
1	7	2	1
Totals			
2	13	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.46
Special Features:	0	Val/Su Net:	124.81
Final Total:	499500	Val/Su SzAd	199.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,254	57.440	72,029
FFL	First Floor	1,254	191.460	240,095
SFL	Second Floor	1,254	191.460	240,095
EFP	Enclos Porch	192	41.210	7,913
OFP	Open Porch	48	43.800	2,102

Net Sketched Area:	4,002			Total:	562,234
Size Ad	2508	Gross Area	4002	FinArea	2508

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

003.0-0005-0025.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100